

DEED IN TRUST

(Illinois)

UNOFFICIAL COPY

MAIL TO: William J. Lewis
Ungaretti & Harris
3500 Three First National Plaza

Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:

Victor Morgenstern Trust

2 N. LaSalle St., #500

Chicago, IL 60602

99614153

5943/0101 63 001 Page 1 of 4
1999-06-25 10:36:05
Cook County Recorder 27.00



99614153

RECORDER'S STAMP

THE GRANTOR(S) HARVEY J. MAHLER and JUDITH S. MAHLER, his wife
of the City of Evanston County of Cook State of Illinois

for and in consideration of TEN & NO/100 (\$10.00) DOLLARS
and other good and valuable considerations in hand paid.

CONVEY AND (WARRANT(S) / QUITCLAIM(S))* unto FAYE MORGENSTERN and SHERWIN ZUCKERMAN

2 N. LaSalle St., #500 Chicago IL 60602
Grantee's Address City State Zip

as Trustee under the provisions of a Trust Agreement dated the 19th day of June, 1999, and known as The Victor A. Morgenstern Family Support Trust and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

COOK CO. NO. 016 291107



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

JUN 24 99 DEPT. OF REVENUE 160.50

EXHIBIT "A" ATTACHED

CITY OF EVANSTON 006123
Real Estate Transfer Tax
City Clerk's Office

PAID JUN 23 1999

Amount \$ 805.00

Agent CMD

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP JUN 24 99 P.D. 11424

Cook County REAL ESTATE TRANSACTION TAX

REVENUE STAMP JUN 24 99 P.D. 11424



80.25

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

* Use Warrant or Quitclaim as applicable

Permanent Index Number(s): 11-18-327-021-1007

Property Address: Unit G, 1001 Dempster St., Evanston, IL 60201

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 23rd day of June, 1999

Harvey J. Mahler (SEAL)

Judith S. Mahler (SEAL)

(SEAL)

(SEAL)

NOTE : PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

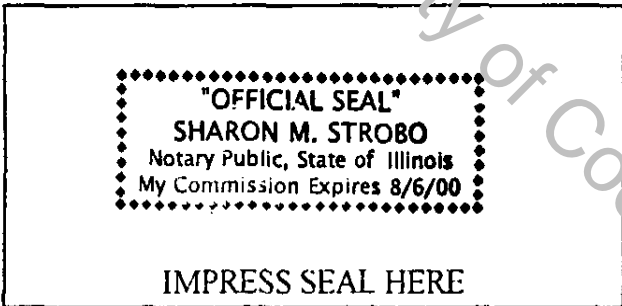
ATTACH NOTARY ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Harvey Jay Mahler and Judith Sue Mahler, his wife personally known to me to be the same person(s) whose name is /are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 23rd day of June, 19 99

Sharon M. Strobo
Notary Public

My commission expires on August 6, ~~19~~2000



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31-45, REAL

ESTATE TRANSFER TAX LAW

DATE:

Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER :

William J. Lewis
Ungaretti & Harris
3500 Three First National Plaza
Chicago, IL 60602

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

UNOFFICIAL COPY

99614153

EXHIBIT A

Legal Description

UNIT G AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOTS 1 AND 2 IN THE SUBDIVISION OF LOT 1 (EXCEPT THE SOUTH 33 FEET THEREOF), AND LOTS 2 AND 3 AND THE SOUTH 3 FEET OF LOT 4 IN BLOCK 42 IN EVANSTON, IN FRACTIONAL SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1971 AND KNOWN AS TRUST NUMBER 58615, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22387501 AS AMENDED FROM TIME TO TIME; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office